

BELLINGHAM PLANNING BOARD  
TOWN HALL ANNEX  
BELLINGHAM, MASSACHUSETTS

Regular meeting of May 10, 1979

Members attending: John P. Murray, Chairman  
Sergio Rotatori, Vice-Chairman, Clerk  
Gerald R. Brisson  
Normand Langlais  
Carl Rosenlund

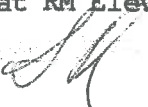
Chairman Murray opened the meeting at 8:00 P.M.

Engineer Robert Cournoyer presented a plan of Lot 9 located on Mechanic Street owned by Thomas Clark. A right of way of 50 feet was cut out of the lot and was shown as being 40 feet but was corrected by Cournoyer. Area is zoned B-1 and meet with all requirements. Lot contained 30,683 sq. ft. On a Brisson-Langlais motion Board voted unanimously to approve the above plan, Rosenlund abstaining.

Site plan of Bellingham Shopping Center off North Main Street was presented by Cournoyer and Clark. Cournoyer pointed out to the Board that the set backs were treated as a side yard line and it should have been a rear lot line. Drainage situation had been calculated and another 12" pipe is being added to the 12" one already there. Depth of the cover of the pipe was also changed and dropped because of the traffic that will be going over the pipe and another catch basin was added in the middle. Plantings will be going along the property line near the Dairy Queen. All of the building area was added together and parking was then computed so that 311 spaces were needed. There is 335 spaces within the whole area, so parking requirements can be met. On the grading in the back of the buildings, the Board was told by Cournoyer that the area in the back was going to be paved with bitumous berms to direct the water down towards Mill Street. As far as erosion there would still be a vertical watershed. Clark told the Board he intended to put stone and chips to stop the erosion. Brisson suggested that the trees be pulled out and buried along with any other additional materials he might have left over. It would be to his benefit in the long run. Cournoyer told the Board that this situation was between Clark and the Planning Board. He will wait to be told what they wanted him to do. Brisson questioned if a guard rail was planned. Clark stated yes, he can put in a regulation metal guard rail. Clark stated the paving would go right in back of all the buildings from Mill Street right to the end. Langlais questioned the total area of land and was told by Clark that there was 7 acres and this included no buildings that are on Mill Street. That was another plan.

Langlais stated that they added two catchbasins and questioned if he was still going to use the same grade. Cournoyer reassured Langlais that the drainage is going to be sufficient. Clark told them he went down 3', put in concrete blocks and filled it with concrete. If the board wanted to see some grades, he could get it for them. Cournoyer and Clark discussed with the Board what they were going to do with the pipe that was already there. Cournoyer stated they could rip out the pipe, put in 18" and lay the old pipe on top. Clark suggested he could just leave the present pipe where it is and lay the other pipe beside it. The berm was discussed and Brisson told them they would have to put 4-5' of fill behind the berm for the guard rail to support the berm. Cournoyer suggested they could put the rail over the berm and this would protect the berm. Brisson told them it should be put right behind the berm.

Langlais pointed out the collection area at the bottom of the plan is a 20' drop. That was quite a drop. Brisson stated that Cournoyer has to shown on the plan the grade from 5' X 9' grate at RM el 69.80 to the proposed new man hole at RM Elev. 71.0 showing another 12" pipe and also it has to be made clear on the



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just what is going to be done with the slope. Cournoyer suggested that they meet with the Board on the site to suggest what can be done with the slope. A date of May 11th at 7:00 P.M. was set for the meeting.

Brisson pointed out that there has to be fire hydrants every 500'. Cournoyer stated that is shown on the plan.

Board talked with Thomas Clark regarding the unfinished work on the Industrial Park off Depot Street. Clark told them that the road and the rest of the work will be finished by the end of June. Letter will be sent to Edward Giovanella of Weld-Braze informing him of this.

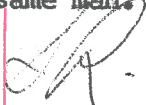
Roger Belanger meet with the Board regarding the problems on Irene and Lynn Courts. A letter dated April 23rd from Sudbury Nurseries was given to the Board regarding the plantings in front of Lot 14 and Lot 25. All planting will be done on the town's land. A sketch of the proposed wall in front of the phone cable was also shown. Rosenlund questioned how long the wall ran, and was told about 60'. Brisson stated the wall should be brought down to the grade level. Board stated there has to be some specifications on the wall. It has to have some footings, and the wall should not go right on the gutter line. Langlais stated he would have no problem with the wall if it is doveled in right. Selectman Wilfred Arcand questioned if the wall was going to be on town property and if it was who was going to maintain it. He objected to any kind of a stone wall going on town property. Brisson stated it would just be like the roads and drainage that would have to be maintained.

Two types of planting material were suggested - a low growing evergreen or mass plantings of Bittersweet vines. These plants would kept back five to six feet from the road to allow for snow plowing. The nursery suggested a 5' pattern. Mr. McGovern owner of Lot 25 asked what kind of a wall would be in front of his home and was told there would be no wall, just the plantings. The only place a wall is being considered is in front of the phone cable because of the ledge. Brisson stated he would be willing to rely on the experience of the nursery. Langlais stated he had no preference. Belanger told the Board the nursery suggested that the vines would be much better for erosion. It would be up to the Board to decide. Belanger will try to get a list of the places that the vines are used so the Board can view the site.

Belanger told the Board he did not think the wall near the cable was a good idea because of the safety factor. He suggested trying the vines for one year and leaving money in escrow to construct a wall if the vines fail. That spot is all ledge and the cable is on top of the ledge. Any blasting at all is a big project. The telephone people have to supervise. He put down the finish coat on the road one year ago and the binder two years ago and the road is in good condition. In putting up a wall there has to be equipment bought in and it could be harmful to the road. He would patch up any damage but it is just not a good situation. Brisson questioned if the vines would grow OK where there is so much ledge. Belanger stated he would like to try the vines at his own expense. Brisson stated his main concern was over erosion. Rosenlund stated he would like to see what the vines look like before making a commitment. The Board told Belanger they would discuss it further.

Mike Grady of Grove Street spoke out stating he did not understand what was going on, and it appeared to him that Belanger was just looking for an easy way out of a problem. There had been several things that Belanger was supposed to do for him with his home on Grove Street that were never done.

Michael McDermott, 42 Cochituate Road told the Board if a homeowner in town was getting stuck with a problem, that the town would also be getting hosed by the same man. He would like to see Belanger stopped from building any more homes in



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Bellingham. Brisson tried to explain that the Board's job was to do with what is going on with the road and drainage and the Board had nothing to do with what is going on with the houses. Grady suggested that the Board had to look at the total picture of a development, not just approving or disapproving a plan. He wanted to be sure that Belanger did not get away with anything. Brisson stated if he did not do a good job then he would not get a release on his bond. Mr. McGovern questioned if there was going to be anything done with the gully on the right hand side of the road coming off North Street. Board answered no. Board agreed with Belanger that once the plantings have been done, it would be jointly inspected by the Board and Belanger. Langlais stated the Board realized the plantings could be lifted and taken after they are planted. Belanger told the Board he would get back to them on locations where the vines could be seen for their inspection.

Gerald Marchand and Fern Dalpe spoke with the Board on their rezoning request. Murray told them the delay in the public hearing date was only to give the Board and the Consultant time to look into the area. Langlais informed them that once the area is advertised it can be cut down, but more area cannot be added. The Board just wants to see it done right the first time. It will be discussed at the next Board meeting with the Consultant.

On a Rotatori-Brisson motion the Board voted unanimously to approve a bill in the amount of \$28.87 to Phil Herr & Associates for 25 copies of the zoning by-laws.

Rosenlund informed the Board that the Mass Federation of Planning will be holding their seminar this Saturday.

Board discussed Belanger's proposal on the wall vs vines. Brisson stated if they did go with the wall, there would have to be some specifications. Langlais added if they did accept the vines and take a bank book the board would have to know the cost of putting in a wall using dowels and footings. He didn't want to just see a pile of stones. Board will reserve their decision until they get a chance to see what the vines look like.

Rotatori told the Board on the Shopping Center by Clark that the developer had graded right up to the railroad tracks onto railroad property. Clark could be in trouble if the railroad tells him to pull his stuff off their property and questioned what kind of a grading Clark could come up with. This will have to be looked into.

Meeting was adjourned at 10:30 P.M. on a Rotatori-Brisson motion.

Respectfully submitted,

  
Sergio Rotatori, Clerk